

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JANUARY 9, 2003**

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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## COMMISSIONERS

**RICHARD W. TRUESDELL, CHAIRMAN**

**STEPHEN QUINN, VICE-CHAIRMAN**

**STEVEN EVANS**

**CRAIG GALATI**

**BYRON GOYNES**

**LAURA McSWAIN**

**TODD NIGRO**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **December 5, 2002** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### A. CONSENT ITEMS:

**CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.**

1. **TMP-1259 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 5 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 77 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.18 acres adjacent to the northwest and northeast corners of Cliff Shadows Parkway and Hickam Avenue (APN: 137-01-301-010 and a portion of 137-01-301-003), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] PROPOSED: PD (Planned Development), Ward 4 (Brown).
2. **TMP-1319 - AVENTINE/BARADA - TOWN VENTURES, LIMITED LIABILITY COMPANY ON BEHALF OF PAGEANTRY HOMES** - Request for a Tentative Map FOR A 346-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 20.45 acres adjacent to the southwest corner of Gilcrease Avenue and Fort Apache Road (APNs: 125-18-601-002, 003, and 004) , U (Undeveloped) Zone [TC (Town Center) under Resolution of Intent to TC (Town Center) Zone [M-TC (Medium Density Residential) Town Center designation], Ward 6 (Mack).
3. **TMP-1328 - IRON MOUNTAIN RANCH VILLAGE 3 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 62-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 39.40 acres adjacent to the northwest corner of Bradley Road and Grand Teton Drive (APN: 125-12-401-002), R-E (Residence Estates) Zone Under Resolution of Intent to R-PD2 (Residential Planned Development-2 Units per Acre), Ward 6 (Mack).
4. **TMP-1331 - SILVERSTONE RANCH PARCEL 11 AND 12 - PN II, INC. DBA PULTE HOMES** - Request for a Tentative Map for a 125-lot single-family residential development on 24.10 acres generally located north of Cupp Drive, east of Buffalo Drive (APN: 125-10-110-012 and 125-10-510-006), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 Mack.

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5. **EOT-1287 - MADRE MESA** - Request for an Extension of Time on an approved Rezoning (Z-0079-00) FROM: R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on 3.05 acres adjacent to the southeast corner of Washington Avenue and Pecos Road (APN: 140-30-301-001), PROPOSED USE: COMMERCIAL CENTER, Ward 3 (Reese).
6. **EOT-1314 - CLARENCE BOTT ON BEHALF OF DISTINCTIVE HOMES** - Request for a Reinstatement and Extension of Time of an approved Rezoning (Z-0079-98) FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) of 16.19 Acres on the south side of Tropical Parkway, approximately 220 feet east of Jones Boulevard (APN's: 125-25-301-004 and 005), [PROPOSED USE: 37 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION], and a Reinstatement and Extension of Time on an approved Rezoning (Z-0057-99) from U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units per Acre) on 0.92 Acres at 5834 Rowland Avenue (APN: 125-25-301-005), PROPOSED USE: OPEN SPACE FOR A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
7. **EOT-1332 - DFA, LIMITED LIABILITY COMPANY ON BEHALF OF AHERN RENTALS** - Request for a Reinstatement and Extension of Time of an approved Rezoning (Z-0084-99) FROM: R-E (Residence Estates) Zone TO: C-M (Commercial/Industrial) Zone on 1.73 acres adjacent to the south side of Bonanza Road, approximately 125 feet east of Clarkway Drive (APN: 139-28-401-011 and 012), Ward 5 (Weekly).
8. **ANX-1076 - NEVADA HOMES GROUP** - Petition to Annex property generally located on the eastside of Durango Drive, 330 feet north of Grand Teton Drive containing approximately 5.11 acres (APN: 125-09-401-005), Ward 6 (Mack).
9. **ANX-1306 - RICHARD WALL** - Petition to Annex property generally located on the southwest corner of Log Cabin Way and Campbell Road containing approximately 2.5 acres (APN: 125-05-302-001), Ward 6 (Mack).
10. **ANX-1343 - BRONCO/CORBETT, LIMITED LIABILITY COMPANY** - Petition to Annex property generally located on the south side of Corbett Street, east and west of Bronco Street, containing approximately 3.74 acres (APN: 125-26-706-003 and 125-26-707-001), Ward 6 (Mack).

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#### **B. PUBLIC HEARING ITEMS:**

11. **ABEYANCE - GPA-0039-02 - VIVINIAN O'HARE ON BEHALF OF RICHMOND AMERICAN HOMES** - Request to amend a portion of the Centennial Hills Sector Plan FROM: EC-TC (Employment Center - Town Center) TO: MLA-TC (Medium Low Attached - Town Center) on 26.45 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), Ward 6 (Mack).
12. **ABEYANCE - ZON-1260 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) of 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
13. **ABEYANCE - RENOTIFICATION - SDR-1262 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Site Development Plan Review for a proposed 77-LOT SINGLE FAMILY DETACHED SUBDIVISION on 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Mack).
14. **GPA-1292 - DAYBREAK CHRISTIAN FELLOWSHIP, INC.** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: L (Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.09 acres adjacent to west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), Ward 1 (M. McDonald).
15. **ZON-1291 - DAYBREAK CHRISTIAN FELLOWSHIP INC.** - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), PROPOSED USE: APARTMENT COMPLEX, Ward 1 (M. McDonald).

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16. **SDR-1289 - DAYBREAK CHRISTIAN FELLOWSHIP INC.** - Request for a Site Development Plan Review FOR A PROPOSED APARTMENT COMPLEX on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 1 (M. McDonald).
17. **GPA-1301 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (Service Commercial) and R (Rural Density Residential) TO: O (Office) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), Ward 1 (M. McDonald).
18. **ZON-1300 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: O (Office) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), PROPOSED USE: OFFICE, Ward 1 (M. McDonald).
19. **SDR-1299 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction of the perimeter and parking lot landscape planter island requirements and a waiver of the front lot line setback requirements FOR A PROPOSED 55,400 SQUARE FOOT OFFICE COMPLEX on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], PROPOSED: O (Office), Ward 1 (M. McDonald).
20. **GPA-1313 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).
21. **ZON-1315 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).

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22. **GPA-1322 - TRAN NHU THI ON BEHALF OF PAGEANTRY COMMUNITIES** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: O (Office) on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-04-401-001), Ward 1 (M. McDonald).
23. **ZON-1325 - TRAN NHU THI ON BEHALF OF PAGEANTRY COMMUNITIES** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: O (Office) Zone on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-040-401-001) PROPOSED USE: OFFICE PARK, Ward 1 (M. McDonald).
24. **SDR-1265 - TRAN NHU THI ON BEHALF OF PAGEANTRY COMMUNITIES** - Request for a Site Development Plan Review FOR A TWO-STORY OFFICE BUILDING on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-04-401-001), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], PROPOSED: O (Office), Ward 1 (M. McDonald).
25. **GPA-1333 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (Service Commercial) TO: MLA (Medium-Low Attached Density Residential) on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), Ward 2 (L.B. McDonald).
26. **ZON-1340 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 2 (L.B. McDonald).
27. **VAR-1342 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES** - Request for a Variance TO ALLOW 0.79 ACRES OF OPEN SPACE WHERE 2.72 ACRES ARE REQUIRED on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: R-PD10 (Residential Planned Development - 10 Units per Acre)], Ward 2 (L.B. McDonald).

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28. **SDR-1341 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES** - Request for a Site Development Plan Review FOR A PROPOSED 166 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: R-PD10 (Residential Planned Development - 10 Units per Acre)], Ward 2 (L.B. McDonald).
29. **GPA-1398 - CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 1.60 acres located on the west side of Lamb Boulevard approximately 750 feet south of Washington Avenue (APN: 140-30-701-013 and 140-30-701-014), Ward 3 (Reese).
30. **ZON-1323 - DEBBANE BOULOS, ET AL ON BEHALF OF NEVADA HOMES GROUP** - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 1.91 acres adjacent to the northwest corner of Ahey Road and Buffalo Drive (APN: 138-09-601-009), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).
31. **SDR-1324 - DEBBANE BOULOS, ET AL ON BEHALF OF NEVADA HOMES GROUP** - Request for a Site Development Plan Review FOR A 14 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 1.91 acres adjacent to the northwest corner of Ahey Road and Buffalo Drive (APN: 138-09-601-009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre, Ward 4 (Brown).
32. **VAC-1320 - DEBBANE BOULOS, ET AL ON BEHALF OF NEVADA HOMES GROUP** - Petition to vacate a portion of Ahey Road generally located west of Buffalo Drive, Ward 4 (Brown).
33. **VAC-1321 - NEVADA HOMES GROUP** - Petition to vacate a portion of Ahey Road and Gowan Road, generally located west of Buffalo Drive, Ward 4 (Brown).

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34. **ZON-1339 - PARDEE HOMES OF NEVADA, ET AL ON BEHALF OF PERMA-BILT HOMES**  
- Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units per Acre) on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APNs: 125-19-501-003, 004, and 005), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack).
35. **SDR-1336 - PARDEE HOMES OF NEVADA, ET AL, ON BEHALF OF PERMA-BILT HOMES**  
- Request for a Site Development Plan Review FOR A PROPOSED 66 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APNs: 125-19-501-001 through 005), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack).
36. **VAR-1277 - PETER ELIADES** - Request for a Variance TO ALLOW THE EXPANSION OF A NON-CONFORMING USE (SEXUALLY ORIENTED BUSINESS) on property located at 1531 Las Vegas Boulevard South (APN: 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Reese).
37. **VAR-1276 - PETER ELIADES** - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED on property located at 1531 Las Vegas Boulevard South (APN: 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Reese).
38. **SDR-1278 - PETER ELIADES** - Request for a Site Development Plan Review and a Waiver of the landscape requirements FOR A PROPOSED RESTROOM AND EMPLOYEE DRESSING ROOM EXPANSION on a portion of 1.63 acres located at 1531 Las Vegas Boulevard South (APN: 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Reese).
39. **SUP-1294 - GOOD EARTH ENTERPRISES INC.** - Request for a Special Use Permit FOR AN ASSISTED LIVING APARTMENT COMPLEX (300 units) located at 233 South 6th Street (APN: 139-34-611-036) and 232 South 7th Street (APN: 139-34-611-037), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

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40. **VAR-1295 - GOOD EARTH ENTERPRISES, INC.** - Request for a Variance TO ALLOW 35 PARKING SPACES WHERE 70 PARKING SPACES ARE REQUIRED FOR A PROPOSED ASSISTED LIVING APARTMENT COMPLEX (300 Units) located at 233 South 6th Street and 232 South 7th Street (APN's: 139-34-611-034, 036, 037, and 039), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
41. **VAR-1337 - ANDREW FONFA** - Request for a Variance TO ALLOW A ZERO-FOOT SIDE SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED for a proposed restaurant with drive-through on 0.73 acres adjacent to the south side of Sahara Avenue, approximately 160 feet east of Valley View Boulevard (APN: 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
42. **SDR-1338 - ANDREW FONFA** - Request for a Site Development Plan Review and a Reduction of the perimeter landscape requirement FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH (DOMINO'S PIZZA) on 0.73 acres adjacent to the south side of Sahara Avenue, approximately 160 feet east of Valley View Boulevard (APN: 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
43. **VAR-1286 - BARTON & KARRIE ROBERTS** - Request for a Variance TO ALLOW A 1.5-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED CARPORT on property located at 8736 Potenza Lane (APN: 163-05-614-047), R-1 (Single Family Residential) Zone, Ward 2 (L. B. McDonald).
44. **VAR-1296 - DENNIS AND CLAUDINE HANSON** - Request for a Variance TO ALLOW THE FLOOR AREA OF A PROPOSED DETACHED GARAGE (2,400 Square Feet) TO EXCEED THE FLOOR AREA OF THE MAIN DWELLING (2,100 Square Feet) AND TO ALLOW THE HEIGHT OF THE DETACHED GARAGE (17'4") TO EXCEED THE HEIGHT OF THE MAIN DWELLING (11'5") AND TO ALLOW AN EXISTING DETACHED SHED ZERO FEET FROM THE SIDE PROPERTY LINE WHERE THREE FEET IS THE MINIMUM REQUIRED FOR DETACHED ACCESSORY STRUCTURES on property located at 811 Kenny Way (APN: 139-32-404-003), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).
45. **VAR-1305 - CURTIS ALBERT** - Request for a Variance TO ALLOW A PROPOSED DETACHED GARAGE (2,400 square feet) TO EXCEED THE FLOOR AREA OF THE MAIN DWELLING (1,850 square feet) on property located at 7110 Jeanette Street (APN: 125-24-102-003), R-E (Residence Estates) Zone, Ward 6 (Mack).

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46. **VAR-1312 - ANTONIA AND GRACIELLO VILLEDA** - Request for a Variance TO ALLOW FOUR 56-FOOT WIDE LOTS WHERE 65-FOOT WIDE LOTS ARE THE MINIMUM REQUIRED on property adjacent to the east side of Pecos Road, approximately 125 feet south of Sunrise Avenue (APN: 140-31-401-008), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
47. **VAR-1330 - SALLIE FULLER** - Request for a Variance TO ALLOW A FIVE-FOOT TALL OPEN WROUGHT IRON FENCE IN THE FRONT YARD SETBACK WHERE A FOUR-FOOT TALL FENCE WITH THE TOP TWO VERTICAL FEET, FIFTY PERCENT OPEN IS THE MAXIMUM ALLOWED on 0.13 acres at 1424 Balzar Avenue (APN: 139-21-510-297), Ward 5 (Weekly).
48. **SUP-1178 - MATRIX CONSTRUCTION** - Request for a Special Use Permit for PRIVATE STREETS WITHIN A PROPOSED 20-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane (APN: 125-09-501-002), R-E (Residence Estates) Zone, Ward 6 (Mack).
49. **VAC-1177 - MATRIX CONSTRUCTION** - Petition to vacate a portion of the southern 50 feet of Iron Mountain Road, generally located between Conough Lane and Buffalo Drive, and a portion of the eastern 30 feet of Conough Lane between Iron Mountain Road and Maggie Street, Ward 6 (Mack).
50. **SUP-1335 - DFA, LIMITED LIABILITY COMPANY ON BEHALF OF AHERN RENTALS** - Request for a Special Use Permit FOR MANUFACTURING OF CONSTRUCTION EQUIPMENT on 1.73 acres located at 1821 & 1825 West Bonanza Road (APN: 139-28-401-011, 012, 013), R-E (Residence Estates) Zone under Resolution of Intent to C-M (Commercial/Industrial), Ward 5 (Weekly).
51. **SDR-1334 - DFA, LIMITED LIABILITY COMPANY ON BEHALF OF AHERN RENTALS** - Request for a Site Development Plan Review and a Reduction of the on-site landscape requirements FOR A PROPOSED MANUFACTURING AND PARTS WAREHOUSE on 5.2 acres located at 1721, 1821, and 1825 West Bonanza Road (APN: 139-28-401-010 through 015), R-E (Residence Estates) Zone under Resolution of Intent to C-M (Commercial/Industrial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial), Ward 5 (Weekly).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JANUARY 9, 2003**

**Council Chambers**      **400 Stewart Avenue**  
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52. **SUP-1403 - NEVADA HOMES GROUP** - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP on 1.67 acres located on the southwest corner of Shadow Mountain Place and Lake Mead Boulevard (APNs: 138-24-304-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).
53. **SDR-1402 - NEVADA HOMES GROUP** - Request for a Site Development Plan Review FOR A CHURCH/HOUSE OF WORSHIP on 1.67 acres located on the southwest corner of Shadow Mountain Place and Lake Mead Boulevard (APNs: 138-24-304-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).
54. **SDR-1298 - LEWIS CENTER PARKING, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF DAYSIDE INC.** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Building Setback Standards FOR A PROPOSED EIGHT LEVEL PARKING GARAGE WITH GROUND LEVEL RETAIL (17,959 Square Feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard (APN: 139-34-210-050 and 051), C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald).
55. **SDR-1318 - PECCOLE NEVADA CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED RETAIL ADDITION to the Fort Apache Commons Shopping Center on a portion of 8.76 acres located at the southwest corner of Charleston Boulevard and Fort Apache Road (APN: 163-05-110-003), C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald).
56. **SNC-1282 - WOODSIDE TALAVERDE LIMITED LIABILITY COMPANY** - Request for a Street Name Change FROM: Torn Moccasin Street TO: Corsicana Street; FROM: Old Leather Avenue TO: Kingsland Avenue; and FROM: Knife Wing Street TO: Marble Falls Street on property generally located at the southwest corner of Mountain Shadow Road and Vista Run Drive, Ward 2 (L. B. McDonald).
57. **VAC-1284 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST** - Petition to vacate U.S. Government patent easements generally located adjacent to the southeast corner of El Capitan Way and Centennial Parkway, Ward 6 (Mack).

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58. **VAC-1329 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME** - Petition to vacate a portion of Bradley Road between Brent Lane and Horse Drive, portions of Unicorn Street between Brent Lane and Horse Drive, a portion of Thom Boulevard between Brent Lane and Horse Drive, and a portion of Brent Lane between Bradley Road and Thom Boulevard, Ward 6 (Mack).

**C. NON PUBLIC HEARING ITEMS:**

59. **SDR-1310 - ADVENT UNITED METHODIST CHURCH** - Request for a Site Development Plan Review FOR AN EXISTING MODULAR BUILDING TO BE CONVERTED TO A PERMANENT BUILDING on 1.25 acres on property located at 3460 North Rancho Drive (APN: 138-12-710-046), C-2 (General Commercial) Zone, Ward 6 (Mack).
60. **SDR-1326 - SUNBELT ENTERPRISES** - Request for a Site Development Review FOR A 24,000 SQUARE FOOT BUILDING AND REMODEL OF AN EXISTING 77,000 SQUARE FOOT COMMERCIAL BUILDING on 9.88 acres at 4500 North Tenaya Way (APN: 138-03-601-003), Ward 4 (Brown).
61. **SDR-1327 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR PARK IMPROVEMENTS, INCLUDING SOCCER FIELDS, BASKETBALL COURTS, PICNIC AREAS AND CONCESSION/RESTROOM AREA on 46 acres at 1400 North Decatur Boulevard (Ed Fountain Park) (APN: 139-30-101-004), C-V (Civic) Zone, Ward 5 (Weekly).

**D. DIRECTOR'S BUSINESS:**

62. **ABEYANCE - TXT-1279 - CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19, Section 19.12.090 to authorize the City to impose minimum landscaping requirements on multi-family developments that were approved before minimum requirements were established.

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

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63. [DIR-1209 - CITY OF LAS VEGAS](#) - Discussion and possible action regarding the Historic designation of the Las Vegas Academy.

64. [DIR-1210 - CITY OF LAS VEGAS](#) - Discussion and possible action regarding the Historic Designation of the United States Post Office and Courthouse.

E. [CITIZENS PARTICIPATION:](#)

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.